



**CITY COUNCIL MEETING  
OF THE CITY OF CEDAR HILLS  
Tuesday, September 16, 2014 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, September 16, 2014, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

**COUNCIL MEETING**

1. Call to Order, Invocation given by Mayor Gygi and Pledge led by Chandler Goodwin
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

**CONSENT AGENDA**

4. Appointment of Members to the Cultural Arts Citizens Advisory Committee
5. Minutes from the September 2, 2014 City Council Meeting

**CITY REPORTS AND BUSINESS**

6. City Manager
7. Mayor and Council

**SCHEDULED ITEMS**

8. Review/Action on a Resolution Amending Certain Fees to the Official Fees, Bonds and Fines Schedule, Relating to Timpanogos Special Service District (TSSD), and Building Permit Renewal/Extension
9. Review/Action on Release of Durability for the Woodis Subdivision
10. Discussion on Accessory Apartments

**ADJOURNMENT**

11. Adjourn

Posted this 12th day of September, 2014

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at [www.cedarhills.org](http://www.cedarhills.org).
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	9/16/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Appointment of Members to the Cultural Arts Citizens Advisory Committee
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	David Bunker
<b>BACKGROUND AND FINDINGS:</b> The Cultural Arts Citizens Advisory Committee was created in January of this year to assist the Mayor, Council and staff with various cultural arts events. The committee is to consist of five to seven regular members, city staff and Council representation. The following people are being recommended to serve as members of this committee: Emily Cox Nicole Allen Anne Perkins Shannon Williams	
<b>PREVIOUS LEGISLATIVE ACTION:</b> n/a	
<b>FISCAL IMPACT:</b> n/a	
<b>SUPPORTING DOCUMENTS:</b>	
<b>RECOMMENDATION:</b> Staff recommends that Emily Cox, Nicole Allen, Anne Perkins and Shannon Williams be made members of the Cultural Arts Citizens Advisory Committee.	
<b>MOTION:</b> Appointed by the Mayor and approved on the Consent Agenda.	



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	9/16/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Changes to the Fee Schedule
<b>APPLICANT PRESENTATION:</b>	
<b>STAFF PRESENTATION:</b>	David Bunker
<b>BACKGROUND AND FINDINGS:</b> Modifications need to be made to the City Fee Schedule in order to implement the following changes/additions:  The TSSD amended fee; the fee will decrease to \$2,475/Equivalent Residential Unit (ERU).  Add a Building Permit renewal/extension fee.  Building Permits expire if work has not commenced or has been suspended / abandoned for more than 180 days. The Building Official can grant extensions upon written request with a justifiable reason. The review and documentation of such requests has an impact to City resources. The cost of this impact should be offset with a fee. It is estimated that the cost to the City is approximately \$50.00 (fifty dollars).	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
<b>FISCAL IMPACT:</b>	
<b>SUPPORTING DOCUMENTS:</b> Updated Fee Schedule & Fee Schedule Resolution	
<b>RECOMMENDATION:</b> Staff recommends the City Council review the submitted fee schedule and resolution with the intent of a motion.	
<b>MOTION:</b> To approve/not approve Resolution No. _____, a resolution adding, amending, or deleting certain fees to the official, fees, bonds and fines schedule of the City of Cedar Hills, Utah.	



# Timpanogos Special Service District

PLEASANT GROVE ★ AMERICAN FORK ★ LEHI ★ ALPINE ★ HIGHLAND

CEDAR HILLS ★ EAGLE MOUNTAIN ★ SARATOGA SPRINGS ★ SUN CREST

Telephone 756-5231 Fax 756-1472

Mailing Address: P.O. Box 923 — American Fork, Utah 84003

Job Site Address: Timpanogos Wastewater Treatment Plant — 6400 North 5050 West, Utah County, Utah

August 28, 2014

Honorable Mayor Gygi  
3925 West Cedar Hills Drive  
Cedar Hills, Utah 84062

Dear Mayor,

At our last board meeting, the Advisory Board for the Timpanogos Special Service District approved an amendment to the recently adopted Impact Fee Analysis prepared for the District by Bowen, Collins and Associates and Zion's Bank. Adopting an amendment to the Impact Fee Analysis results in a slight decrease to the dollar amount currently assessed for the District's Sewer Impact Fee. The fee will decrease from \$2,563.00/Equivalent Residential Unit (ERU) to \$2,475.00/ERU. Because the fee is decreasing, and is not increasing, the new fee is to become effective immediately, beginning August 22, 2014. Please inform the appropriate individuals in your City to this change.

The District will need to refund the difference in Impact Fees collected since March 21<sup>st</sup>, 2014 to the City. We will be contacting each city to see how to best accomplish this task. The recommendation to amend the Impact Fee is a result of on-going litigation and recommended by our legal counsel.

Please do not hesitate to contact me with any questions.

Sincerely,

Jon E. Adams, District Manager  
Timpanogos Special Service District

Cc: Mr. David Bunker, City Administrator  
Mr. Jeff Maag, Bldg/Planning Dept.  
Mr. David Bunker, Board Representative  
File

**City of Cedar Hills - Fees, Bonds, and Fines Schedule**  
**EFFECTIVE: 07-01-2014**

<u>Fees, Bonds, and Fines</u>	<u>Amount</u>	<u>When Collected</u>	<u>Enabling Legislation (if applicable)</u>
<b>New Construction Fees (Per ERU)</b>			
Construction Water Fee	\$150.00	Building Permit	Resolution 6-21-2005A
Water Meter (3/4 ") & Installation (larger meters to be determined)	\$575.00	Building Permit	Resolution 1-4-2011A
Water Lateral Inspection	\$75.00	Building Permit	Resolution 4-18-2006C
Sewer Lateral Inspection	\$75.00	Building Permit	
Gas Line Inspection	\$35.00	Building Permit	
Pressurized Irrigation Infrastructure	\$9.95 x 42 months = \$417.90 (1-1-04 to 7-1-07) plus \$11.95 x 20 months = \$239.00 (7-1-07 to 3-1-09) plus \$15.95 x # of months beginning 3-1-09	Building Permit	Resolution 2-3-2009A
Commercial/Industrial Plan Check	65% of building permit fee	Building Permit	Resolution 9-20-2011B
Commercial/Industrial Plan Check Deposit	\$400.00	At Application	Resolution 4-3-2012A
Residential Plan Check	53% of building permit fee	Building Permit	Resolution 9-20-2011B
Residential Plan Check (Basement Finish) (Small Structures)	26% of building permit fee	Building Permit	
Residential Plan Check Deposit	\$300.00	At Application	Resolution 4-3-2012A
Residential Card File Plan Check	18% of building permit fee	Building Permit	Resolution 9-20-2011B
Building Permit	Based on valuation	Building Permit	International Building Code
Building Permit Renewal/Extension	\$50.00	Per Occurance	
Plumbing Permit	\$35.00	Building Permit	Resolution 6-21-2005A
Mechanical Permit	\$35.00	Building Permit	Resolution 6-21-2005A
Electrical Permit	\$35.00	Building Permit	Resolution 6-21-2005A
Building w/no Permit	\$100 initial (2 week grace, then \$100 per day)	Building Permit	Resolution 6-21-2005A
1% State Fee	1% of Building Permit	Building Permit	International Building Code
Re-inspection Fee	\$100.00	Prior to Re-inspect	Resolution 9-20-2005A
Refundable Improvement Bond	\$1,000.00	Building Permit	
Non-Participating Subdivision			
Water Line	\$5/Lineal Foot	Building Permit	
Sewer Line	\$4/Lineal Foot	Building Permit	
Sidewalk	\$15/Lineal Foot	Building Permit	
Street Excavation/Cut Permit	\$75.00	At Application	Resolution 9-20-2005A
Street Excavation/Cut Without Permit	\$500.00	Per Day	Resolution 9-20-2005A
Commercial Street Improvement Fee (Cedar Hills Drive) - Cost Per Acre	\$10,750	Building Permit	Series 2000 Road Bond
Engineering/Public Works Inspection	Actual Cost	Building Permit	
Staging in the Street	-0- initial, then after 48 hours \$100 per day	During Development	Resolution 1-4-2011A
Fee in Lieu of Property Tax	Residential Properties: Assessed Value (55% of market value) x Certified Tax Rate x Percent of Year Remaining	Building Permit	Resolution 4-18-2006C
	Other Types of Properties: Property Value x Certified Tax Rate x Percent of Year Remaining	Building Permit	Resolution 4-18-2006C

**City of Cedar Hills - Fees, Bonds, and Fines Schedule**  
**EFFECTIVE: 07-01-2014**

<u><b>Fees, Bonds, and Fines</b></u>	<u><b>Amount</b></u>	<u><b>When Collected</b></u>	<u><b>Enabling Legislation (if applicable)</b></u>
<b>Impact Fees (Per ERU)</b>			
Parks - Residential			Resolution 8-21-2007C
Parks - Residential		Building Permit	Resolution 8-21-2007C
Culinary Water - Lower Pressure Zone	\$2,256.00	Building Permit	Resolution 4-17-2007B
Culinary Water - Upper Pressure Zone	\$1,937.00	Building Permit/Plat Recording	Resolution 4-17-2007B
Public Safety - Residential	\$1,081.00	Building Permit/Plat Recording	Resolution 7-17-2007B
Public Safety - Non Residential	\$1,749.00	Building Permit	Resolution 7-17-2007B
Public Safety - Nursing Homes	\$495.13	Building Permit	Resolution 7-17-2007B
Public Safety - Big Box Retail	\$711.18	Building Permit	Resolution 7-17-2007B
<b>Wastewater (TSSD)</b>	\$5,124.93	Building Permit	Resolution 7-17-2007B
Wastewater (Cedar Hills)	\$404.08	Building Permit	Resolution 7-17-2007B
Transportation	\$2,475.00	Building Permit	Per TSSD (AUG 22, 2014)
Transportation	\$928.80	Building Permit	
	\$624.90	Building Permit	
	\$435.14	Building Permit	
<b>Land Use Application Fees-Non Refundable</b>			
General Plan Amendment	\$450.00	At Application	
Zoning Map or Ordinance Change	\$450.00	At Application	
Concurrent General Plan and Zone Change	\$650.00	At Application	
Conditional Use	\$150.00	At Application	
Appeal (City Council)	No Charge	At Application	
Board of Adjustment	\$100.00	At Application	Resolution 5-6-2008A
Relief Petition (Watershare Adjustment)	\$250.00	At Application	
Reimbursement Agreement	\$500.00	At Application	
Commercial Temporary Use Application (no plan check deposit required)	\$87.00	At Application	Resolution 4-3-2012A
<b>Development Fees</b>			
Site Plan Review	\$100.00	At Application	
Concept Plan	\$150 + \$15/lot	At Application	
Preliminary Plan	\$300 + \$30/lot	At Application	
Final Plan (or Site Plan approval)	\$200 + \$20/lot	At Application	
Minor Subdivision (1 or 2 lots)	\$200 + \$20/lot	At Application	
Improvement Bond	125% of Imp. Cost	Prior to Recording	
Recording Fee	Per Utah County	Prior to Recording	
Annexation	\$250.00	At Application	Resolution 4-18-2006C
Boundary Adjustment	\$250.00	At Application	Resolution 9-5-2006A
Legal Advertising Fees	Per Daily Herald	At Application	Resolution 07-16-2013B
Local Entity Plat - County Surveyor	\$125.00	At Application	Resolution 07-16-2013B
Release of Building Setback	\$100.00	At Application	Resolution 9-20-2011B
			Resolution 5-6-2008A

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ADDING, AMENDING, OR DELETING CERTAIN FEES TO THE OFFICIAL FEES, BONDS, AND FINES SCHEDULE OF THE CITY OF CEDAR HILLS, UTAH.**

**WHEREAS**, the City has enacted various ordinances and fee resolutions setting certain fees for the City; and

**WHEREAS**, the City Council desires to provide an updated schedule of all City fees; and

**WHEREAS**, the purpose of this resolution is to add, amend or delete certain fees on the fee schedule.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH**, as follows:

**Section 1  
Adoption**

Pursuant to the provisions of Section 10-3-717 UCA, 1953, as amended, the City Council hereby adopts the schedule of fees for certain municipal services provided by the City as set forth under Attachment A, which is attached hereto and by this reference made part of this Resolution.

Specific fees to be added and/or amended are as follows:

New Construction Fees (Per ERU)	
Building Permit Renewal/Extension	\$ 50.00
Impact Fees (Per ERU)	
Wastewater (TSSD)	\$ 2,475.00

**Section 2  
Update/Adjustment of Fees**

1. Any subsequent fee resolutions for any or all of the fees contained within this fee schedule shall have the effect of updating and/or adjusting the fee schedule accordingly.
2. Any adjustment that is needed for those fees not created by a separate fee resolution shall be accomplished only by amending or repealing this resolution and adoption of a new fee resolution.

**Section 3  
Severability**

If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall

not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

All resolutions or policies in conflict herewith are hereby repealed.

**PASSED AND APPROVED THIS 16th DAY OF SEPTEMBER, 2014.**

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Gary R. Gygi, Mayor

ATTEST:

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Colleen A. Mulvey City Recorder





# CITY OF CEDAR HILLS

<b>Jeff TO:</b>	Mayor and City Council
<b>FROM:</b>	Jeff Maag, PW Director
<b>DATE:</b>	9/12/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Woodis Subdivision: Performance/Durability Bond
<b>APPLICANT PRESENTATION:</b>	None
<b>STAFF PRESENTATION:</b>	Jeff Maag
<b>BACKGROUND AND FINDINGS:</b> City staff conducted an inspection of the Woodis Subdivision which produced a punch list of items to correct. Following the correction of these items, staff re-inspected the subdivision for compliance with City standards. At this time all improvements have been installed per development regulations and agreements.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> N/A	
<b>RECOMMENDATION:</b> Staff recommends that City Council authorize the release of the Performance Bond (\$32,744.00) and accept the durability bond in the amount of \$6,548.80, and begin the durability period.	
<b>MOTION:</b> Approve/not approve the release of the Performance Bond (\$32,744.00) and accept the Durability Bond in the amount of \$6,548.80, and begin the durability period.	



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	David Bunker, City Manager
<b>DATE:</b>	9/16/2014

## City Council Agenda Item

<b>SUBJECT:</b>	Discussion on Accessory Apartments
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, Assistant City Manager/City Planner
<b>BACKGROUND AND FINDINGS:</b> <p>The City of Cedar Hills allows accessory apartments as long as they meet the City Code which is as follows:</p> <p>10-2-1 Accessory Apartment: A subordinate dwelling within an owner occupied main building, which has its own eating, sleeping, and sanitation facilities, within a main residential building and having no separate address or utilities, and having a separate entrance.</p> <p>10-5-32 Occupancy shall be limited to two (2) persons per bedroom with a maximum of four (4) people. The residence must provide off street parking for all occupants of the main building. (Ord. 11-9-2010B, 11-9-2010)</p> <p>Accessory apartments are listed as a conditional use (which is granted by the Planning Commission) and they must be owner occupied residences.</p> <p>Items that need to be addressed and possibly codified are the building code requirements for this type of residential unit, public safety response, inspections, separate addresses, and any possible licensing from the City. This type of housing qualifies as moderate income housing as part of the General Plan Housing Element.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b> <p>N/A</p>	
<b>FISCAL IMPACT:</b> <p>N/A</p>	
<b>SUPPORTING DOCUMENTS:</b> <p>None</p>	
<b>RECOMMENDATION:</b> <p>Staff would like City Council recommendation and direction to proceed with addressing the issues on accessory apartments. This is a land use issue and would need to be sent to the Planning Commission.</p>	
<b>MOTION:</b> <p>No motion necessary, discussion item only.</p>	